

# SUB AREA A: BUSINESS DISTRICT

## ZONING CHALLENGES:

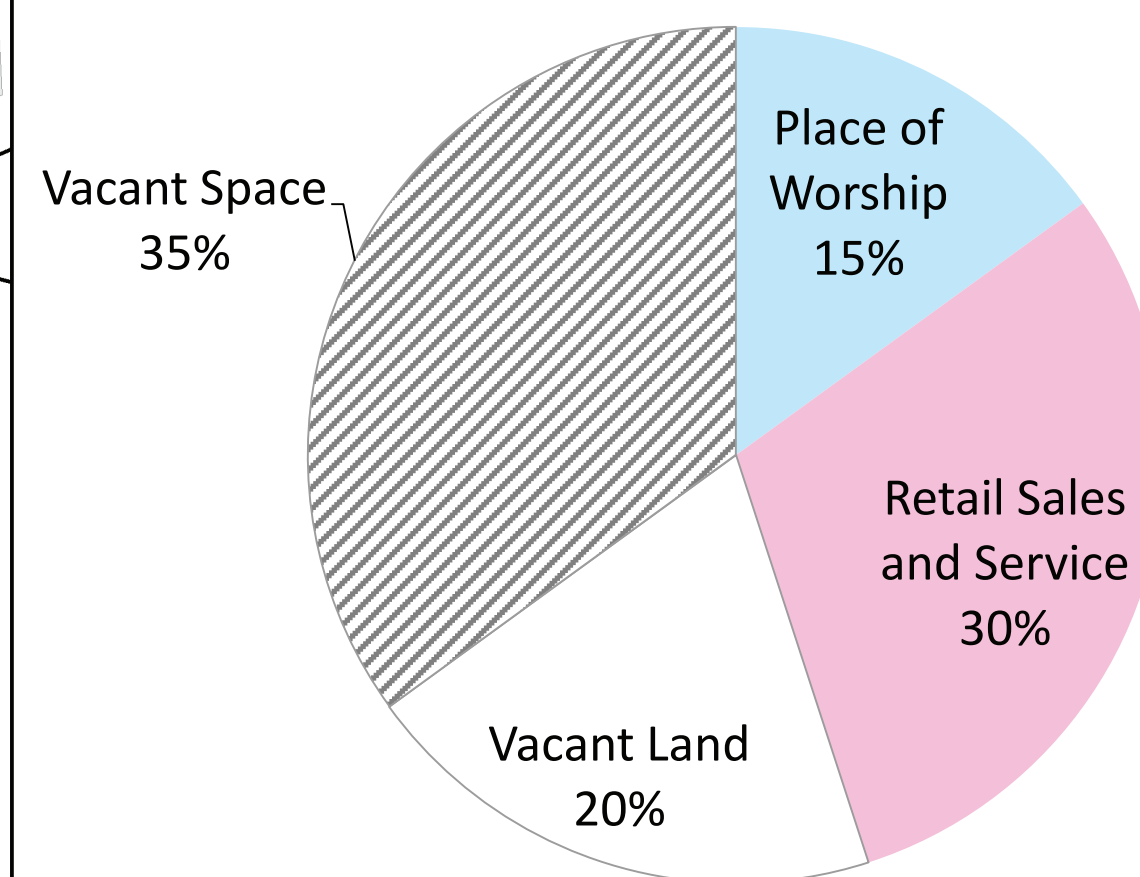
- Current rules discourage the use and preservation of existing buildings
- Current zoning encourages suburban site design that is not compatible in the neighborhood context (parking)
- Current approval process is complex, lengthy and expensive

## ZONING OPPORTUNITIES:

- Small storefronts offer opportunities for small businesses
- Promote preservation of business district's historic character
- Simpler approval process



## EXISTING LAND USE How is property currently used?



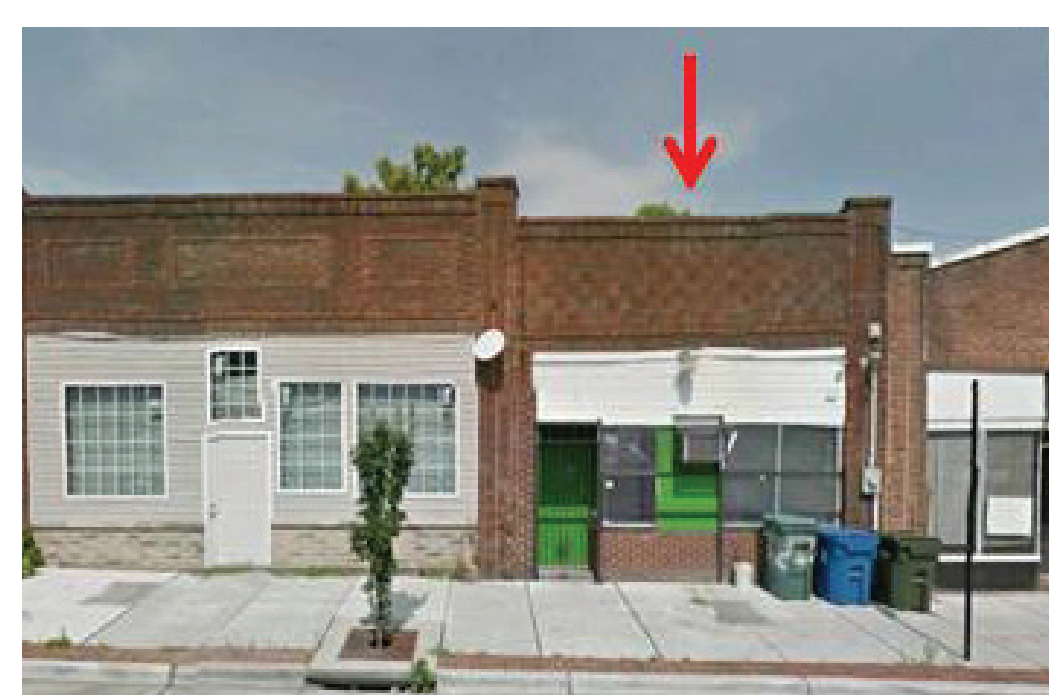
## CURRENT ZONING How can property be legally developed?



**COMMERCIAL NEIGHBORHOOD (CN)**  
The CN District is intended for small commercial and mixed use nodes. These nodes are intended to provide for pedestrian-oriented development that supports the surrounding residential neighborhoods, and have limited vehicular accommodation. Businesses within the district should have maximum visibility, convenience, and accessibility for pedestrians.

## ZONING CHALLENGE: EXISTING BUILDINGS

The historic commercial storefront buildings are seen as an asset in the community and their preservation is important. However, existing zoning rules, particularly for parking, make it extremely difficult to receive necessary approvals from the Planning Department. The example below offers a hypothetical example:



### SITE INFORMATION

**Zoning District:** Commercial Neighborhood  
**Site Size:** 0.02 acres or 900 Square Feet  
**Building Area:** 900 square feet  
**Existing Use:** Vacant Storefront

### HYPOTHETICAL DEVELOPMENT REVIEW

**Hypothetical Proposed Use:** Ice Cream Parlor  
**Is the proposed use allowed in the CN District?**

- ☐ Yes  
☐ No

**Is a site plan required?**

- ☐ Yes, an ice cream parlor is a change of use  
☐ No, an ice cream parlor is a continued use

**What are the parking requirements?**

- 1 space/100 SF of space
- 9 required on-site parking spaces

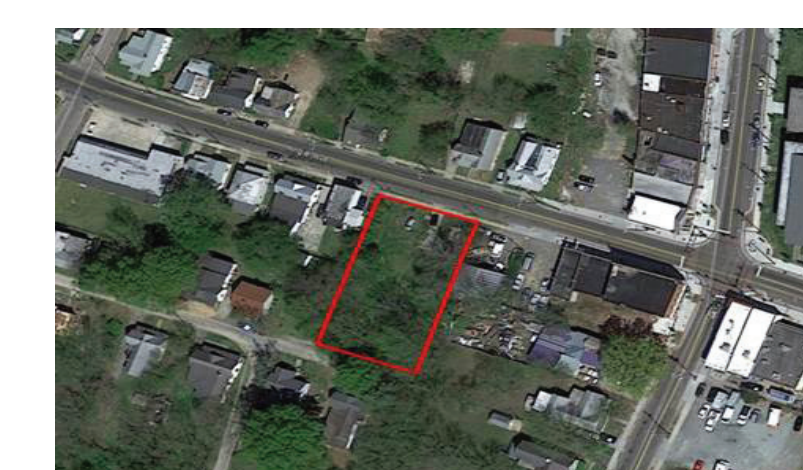
*Because the building occupies the entire site, the required on-site parking cannot be accommodated. The Planning Department would be unable to approve this site plan without a Rezoning, Special Use Permit or a Variance.*

## ZONING CHALLENGE: NEW DEVELOPMENT

New development, whether on an existing vacant lot or a site that may be demolished in the future, also faces complications under current Commercial Neighborhood zoning. Development standards for parking and buffering are more suited for a suburban setting. The example below offers a hypothetical example:

### SITE INFORMATION

**Zoning District:** Commercial Neighborhood  
**Site Size:** 0.431 acres or 18,775 square feet  
**Building Area:** 0 square feet  
**Existing Use:** Vacant Lot



*Parking, buffer and setback standards of the Commercial Neighborhood zoning district make it challenging, if not infeasible, to build a pharmacy large enough for industry standards.*

### HYPOTHETICAL DEVELOPMENT REVIEW

**Proposed Use:** 10,000 SF pharmacy (Walgreens, CVS, Rite Aid)

